

THE CITY OF SAN DIEGO

OTAY MESA COMMUNITY PLAN UPDATE

Otay Mesa Planning Group
March 28, 2006



Overview

- 1. Adopted Community Plan**
- 2. Public Input**
- 3. Objectives**
- 4. Roundtables**
- 5. Alternative Land Use Plans**
- 6. Relationship to the General Plan**
- 7. Next Steps**



Adopted Otay Mesa Community Plan

- (Adopted L/U Plan)



Public Input

- Otay Mesa Community Planning Group
- Fall 2001 outreach meetings/Town Meeting
- Project Advisory Subcommittee
 - Image/Design Corridor
 - Heavy Industrial
- August 2004 Stakeholder Sessions
- August 2005 Planning Commission Workshop
- August 2005 Public Workshop



OTAY MESA COMMUNITY PLAN LAND USE - DRAFT LAND USE CONCEPT

10-18-02



CITY OF SAN DIEGO
PLANNING DEPARTMENT

Legend

Residential

- Very Low (5-9 DUMC)
- Low (10-15 DUMC)
- Low Medium (16-18 DUMC)
- Medium (19-24 DUMC)
- Medium High (25-30 DUMC)

Commercial

- Commercial
- Neighborhood Commercial
- Yacht Center
- Community Center
- Specialized Commercial

Schools

- Elementary
- Junior High
- Senior High

Open Space

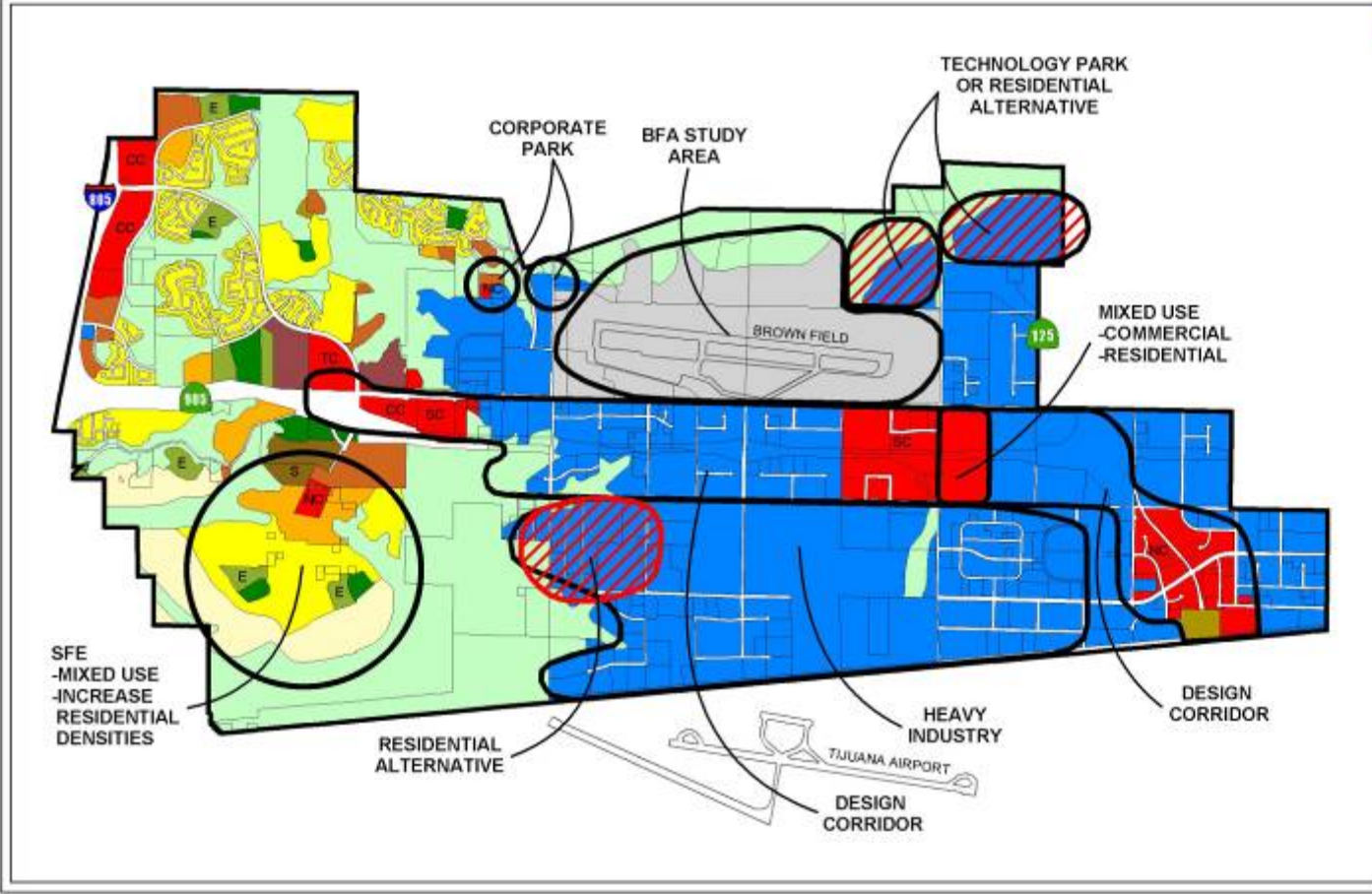
- Parks
- Industrial Parks
- Institutional
- Blow Field



0 1000 2000 3000 4000 Feet



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Stakeholder Workshops

- Image
- Industrial
- Housing
- Education
- Retail
- Open Space
- Transportation
- Brown Field
- Government



August 2005

Planning Commission Workshop/Public Workshop

- Look at entire Otay Mesa area comprehensively
- Strengthen the economic base
- Protect industrial areas
- Meet the need for Housing
- Balance Land Uses
- Improve access and mobility
- Minimize pedestrian and truck conflicts
- Brown Field is an underutilized asset
- Infrastructure is badly needed and quickly
- Plan for harmonious relationships between uses



Objectives

- Enhance Otay Mesa's role in the region
- Create a balanced, integrated mix of uses within and across Otay Mesa
- Diversify the industry profile and increase employment
- Protect and enhance industrial capacity
- Support international trade activities
- Provide additional housing
- Coordinate land use planning to support high frequency transit service
- Include development that can finance infrastructure improvements



Roundtables

1. Industrial Land—Types, Supply and Capacity & Evaluation of 1981 Community Plan
2. Parks
3. Schools
4. International Trade
5. Brown Field & Concept of a Cross Border Terminal
6. Local Infrastructure Needs
7. Truck Traffic, Air Quality & Land Use Planning
8. SR-905, SR-125 and SR-11 Corridor Planning and Funding Considerations



Lessons Learned:

- Evolution of industrial
- Global influences on local manufacturing
- Complementary land uses
- Capacity versus supply
- Base sector industries
- Cross border trade uses
- Role for Otay Mesa in region



ROUNDTABLE: Parks

Lessons Learned:

- Joint use remains a key land planning principle
- Flexibility in meeting levels of service
- Active parks not to be buffers
- Population per household rate for Otay Mesa is too high
- Safe linkages



ROUNDTABLE: Schools

Lessons Learned:

- Joint use remains a key land planning principle
- Southwestern College – high school site opportunity
- Alternative facilities, multi-story schools, site design and K-8 schools
- School generation rates only slightly increasing for multi-family
- California Department of Education must approve school sites based on guidelines



ROUNDTABLE: International Trade

Lessons Learned:

- Customs and Border Protection wants to shift commercial operations to new port of entry, to be opened by 2014
- Most businesses associated with international trade in Otay Mesa are the logistics users
- Manufacturing does not have a substantial presence in Otay Mesa
- Otay Mesa and East Otay Mesa need to be considered together
- Truck storage and warehousing supports international trade



Lessons Learned:

- Importance of Brown Field to the community
- Limitation on reducing size of airport runway
- Important to Customs and Border Protection, logistics and operates as a port of entry for inbound flights
- Hillsboro, Oregon Airport as the model
- Need to begin master plan update
- Cross Border Terminal is simply another, restricted functionality port of entry



ROUNDTABLE: Local Infrastructure Needs

Lessons Learned:

- Current funding system too slow to meet infrastructure needs
- Combination of land uses and funding sources needed to dramatically accelerate badly needed infrastructure, which is what Otay Mesa needs most to succeed



Lessons Learned:

- Cal ARB Handbook is a guide, with local conditions, other needs and community input needed to determine appropriate buffers
- Most international trade truck traffic occurs in an area around logistics users, which is fairly contained south of Airway Road
- New regulations will reduce emissions, but truck traffic growth will add to emissions
- SR-905 is not I-710
- Need to understand truck idling concentrations



Lessons Learned:

- No new development maps until SR-905 is complete
- City needs to work with representatives to build consensus on re-allocating funds to SR-905
- Development could help carry interest costs to close \$121 million funding gap; otherwise ready to bid project in April
- SR-11 desired at same time as third port of entry: 2014
- Increase development intensity/density to support transit
- CTV would be interested in tolling SR-11



Adopted Community Plan Land Use Map



Alternative 1



Alternative 2



Alternative 3



Relationship to the General Plan

- Strategic Framework and Land Use Element
- Mobility Element
- Urban Design
- Economic Prosperity Element
- Public Facilities, Services & Safety Element
- Recreation Element
- Conservation Element
- Noise Element
- Housing Element



City of Villages Principles

- New growth targeted/focused to mixed use village centers
 - Support transit system
 - Enlivened activity centers
 - More housing
 - Walkability
- Villages paradigm is key to longterm sustainability—economic, social and environmental



Housing Principles

- Alleviate severe shortage of affordable housing
- Accommodate population growth
- Provide more higher density housing, matched to planned employment
- Locate higher density housing proximate to transit
- Making balancing communities a priority
- Establish policies to allow areas within Subregional Districts to co-locate employment and higher density housing, with design standards to mitigate conflicts



Economic Prosperity Principles

- Improve economic prosperity by encouraging a diverse and stable local economy
- Expansion of local industries which support middle-income jobs
- Distribute economic opportunity, providing access to jobs and educational opportunities
- Protect and differentiate employment lands
- Ensure adequate supply and capacity of industrial land
- Lead regional collaboration and strengthen border relations



Next Steps

- Public Input
- Traffic Modeling
- More



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Scheduled City Council Action:
Spring 2007

